

LETTER TO UNITED STATES REPRESENTATIVE

(Date)

The Honorable (First name) (Last name)
United States House of Representatives
Washington D.C. 20515

Dear Representative (Last Name),

I am writing to ask for your support for the move of the Section 232 Program to the Office of Insured Healthcare Facilities under FHA at the Department of Housing and Urban Development. This move would facilitate the provision of mortgage insurance for currently living in assisted living facilities, nursing homes, immediate care facilities and board and care homes caring for America's aging seniors now and in the future.

As it stands today, the Section 232 Program is overseen by the same office in FHA which uses Real Estate Assessment standards developed for apartments. When HUD inspectors arrive to assess needs for these facilities, they are often unable to understand the needs and the criteria necessary for providing services to elderly patients. The forms do not match up with the needs based on the services being provided. For example, there are some instances when windows have to be locked to provide safe environments for behavioral patients and other situations where hot and cold water is may be deactivated for similar reasons. Each of these situations are applicable and common to healthcare providers, however they are not acceptable situations for apartment buildings.

According to the Centers for Disease Control and Prevention, "the number of Americans aged 65 and older will more than double to 71 million older Americans, comprising roughly 20 percent of the U.S. population, by 2030" (CDC, 2008). We must act now in order to be sure that this huge portion of the country is receiving the best possible care in the safest conditions available.

When a nuance occurs where there is no defined FHA policy, applications stall and in many instances come to a halt even when firm commitments have been issued. Our senior care providers and our organizations nationwide have experienced huge delays related to the following issues:

- Accounts receivable financing
- Professional liability requirements
- REAC Inspections
- Regulatory agreement and legal document interpretation.

We understand that FHA intends to transfer responsibility for the development of Section 232 to the Office of Insured Health Care Facilities. We strongly support this change and are encouraged by the prospect of having decisions made by staff with substantial healthcare and healthcare finance experience. We hope to have your support in this effort as well.

I would be happy to visit with your healthcare aide to answer any questions or concerns.

Thank you for your time and consideration.

Sincerely,
(User's Name, Address and Phone number)

LETTER TO UNITED STATES SENATOR

(Date)

The Honorable (First name) (Last name)
United States Senate
Washington D.C. 20510

Dear Senator (Last Name),

I am writing to ask for your support for the move of the Section 232 Program to the Office of Insured Healthcare Facilities under FHA at the Department of Housing and Urban Development. This move would facilitate the provision of mortgage insurance for currently living in assisted living facilities, nursing homes, immediate care facilities and board and care homes caring for America's aging seniors now and in the future.

As it stands today, the Section 232 Program is overseen by the same office in FHA which uses Real Estate Assessment standards developed for apartments. When HUD inspectors arrive to assess needs for these facilities, they are often unable to understand the needs and the criteria necessary for providing services to elderly patients. The forms do not match up with the needs based on the services being provided. For example, there are some instances when windows have to be locked to provide safe environments for behavioral patients and other situations where hot and cold water is may be deactivated for similar reasons. Each of these situations are applicable and common to healthcare providers, however they are not acceptable situations for apartment buildings.

According to the Centers for Disease Control and Prevention, "the number of Americans aged 65 and older will more than double to 71 million older Americans, comprising roughly 20 percent of the U.S. population, by 2030" (CDC, 2008). We must act now in order to be sure that this huge portion of the country is receiving the best possible care in the safest conditions available.

When a nuance occurs where there is no defined FHA policy, applications stall and in many instances come to a halt even when firm commitments have been issued. Our senior care providers and our organizations nationwide have experienced huge delays related to the following issues:

- Accounts receivable financing
- Professional liability requirements
- REAC Inspections
- Regulatory agreement and legal document interpretation.

We understand that FHA intends to transfer responsibility for the development of Section 232 to the Office of Insured Health Care Facilities. We strongly support this change and are encouraged by the prospect of having decisions made by staff with substantial healthcare and healthcare finance experience. We hope to have your support in this effort as well.

I would be happy to visit with your healthcare aide to answer any questions or concerns.

Thank you for your time and consideration.

Sincerely,
(User's Name, Address and Phone number)